

4039639

I301.54
I29s
c.3

ILLINOIS DOCUMENTS

MAR 15 1978

ILLINOIS STATE LIBRARY

ILLINOIS STATE LIBRARY

3 1129 00631583 2

Section 8 Rent Subsidies Finders-Keepers Program

A Publication of

The Illinois Department on Aging



The Finders- Keepers Program

Participating Housing Authorities in Illinois are seeking rental apartments and homes for a new rent subsidy program.

The Housing Assistance Payments Program—also known as the Finders Keepers Program—assists low and moderate income families and elderly persons to rent apartments *of their own choosing* in privately owned buildings.

The Finders-Keepers Program encourages families to seek out their own apartments. Families having difficulty locating an acceptable apartment may ask their Local Housing Authority for assistance.

The situation presents an opportunity for real estate agents and owners who have apartments available for rent. A

listing of your apartments along with those of other landlords is given to families who request help in locating an apartment.

Holders of Section 8 Housing Assistance Payments certificates may enter into a lease with an owner who is willing to participate in the program, provided the apartment meets federal standards for decent, safe, and sanitary housing and is of approved size and rent.

The leaseholder pays directly to the owner no more than 25 per cent of his adjusted income for rent. This amount is computed by the Housing Authority. The Authority sends an additional payment to the owner each month to make up the difference between the tenant's rent payment and the contract rent for the apartment. The contract rent plus utilities paid by the tenant cannot be more than the Fair Market Rent set by the U.S. Department of Housing and Urban Development.

To prevent overcrowding, not more than two persons may occupy a bedroom. In addition, persons of the opposite sex,

other than husband and wife, may not occupy the same bedroom except for infants or very young children.

Each apartment must be inspected before leasing by the certificate holder, the owner or agency, and the Housing Authority.

Rent subsidies under the Housing Authority Payments Program are available to families whose income is less than 80 per cent of the median income for that size family in the area in which they live.

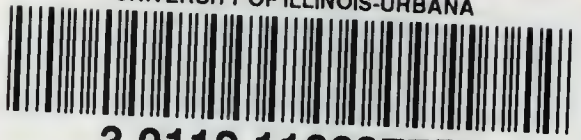
Responsibilities of the agent or owner include but are not limited to:

- * Performance of all management and renting functions;
- * Payment of utilities and services not paid directly by the tenant;
- * Performance of all ordinary and extraordinary maintenance;
- * Collection of rents; and
- * Compliance with equal opportunity requirements.

Public Housing Authorities Administering
Section 8 Existing Housing Program

Aurora Housing Authority
Bloomington Housing Authority
Champaign County Housing Authority
Chicago Housing Authority
Cook County Housing Authority
Danville Housing Authority
Decatur Housing Authority
DuPage County Housing Authority
Elgin Housing Authority
Fulton County Housing Authority
Henry County Housing Authority
Jackson County Housing Authority
Joliet Housing Authority
Kankakee Housing Authority
Knox County Housing Authority
Lake County Housing Authority
Madison County Housing Authority
Mason County Housing Authority
Maywood Housing Authority
McHenry County Housing Authority
Moline Housing Authority
North Chicago Housing Authority
Oak Park Housing Authority
Peoria County Housing Authority
Rockford Housing Authority
St. Clair County Housing Authority
Springfield Housing Authority
Warren County Housing Authority
Waukegan Housing Authority
Woodford County Housing Authority

UNIVERSITY OF ILLINOIS-URBANA



3 0112 116627750



The Illinois
Department on Aging

421 East Capital Avenue
Springfield, Illinois 62706

Printed by Authority of the State of Illinois 4 M3,78